

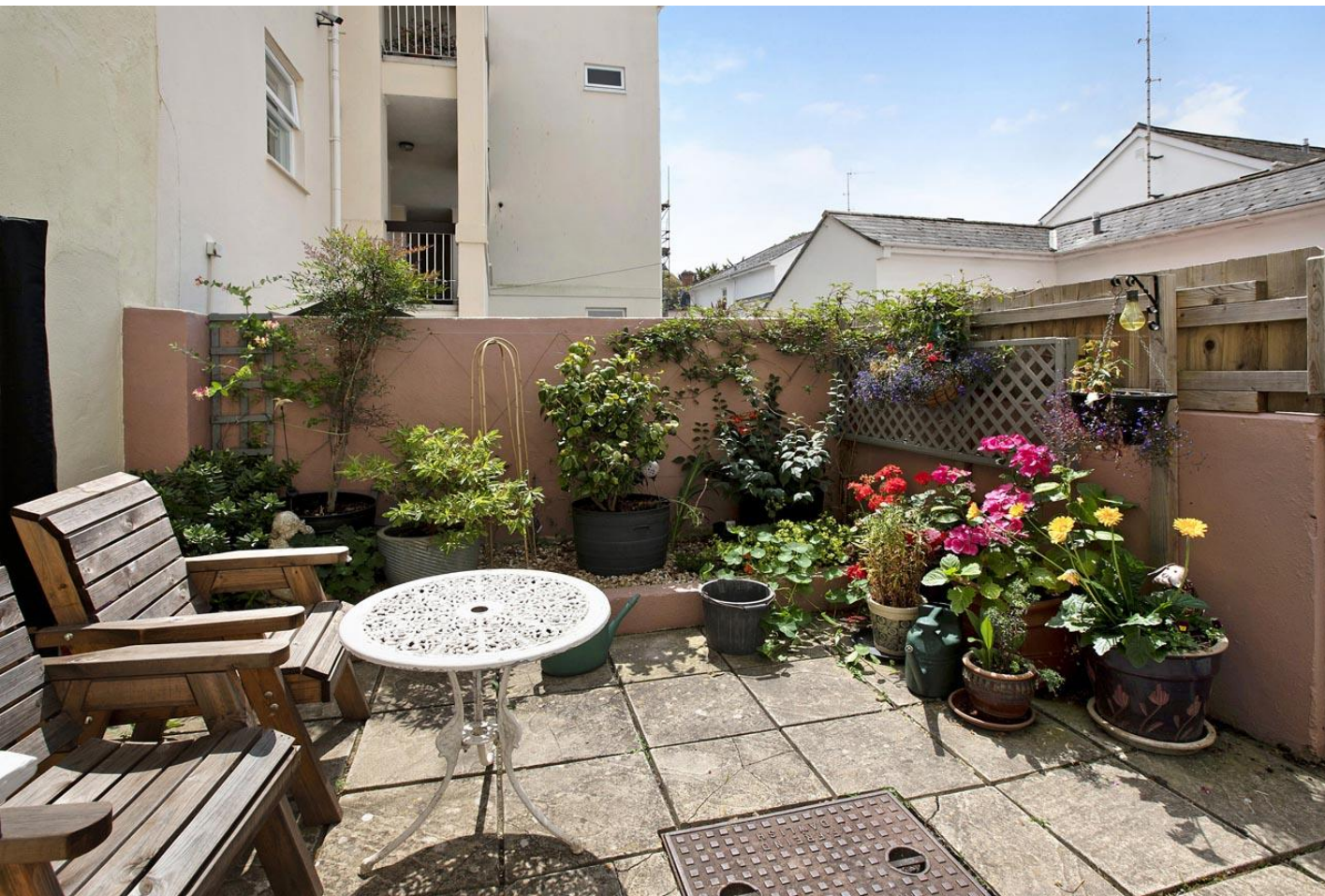


- CONVENIENT TOWN CENTRE LOCATION
- GARDEN FLAT WITH PRIVATE COURTYARD GARDEN
- MODERN FITTED KITCHEN
- LOUNGE DINING ROOM
- TWO BEDROOM WITH EN-SUITE TO MAIN BEDROOM
- SHOWER ROOM/UTILITY
- LEVEL ACCESS TO REAR

Lawn Terrace, Dawlish, EX7 9PY

Guide Price £240,000

Dart & Partners are pleased to offer to the market this grade II listed garden flat with a private rear courtyard situated in a town centre location. Level access to the town, beaches and train station. Accommodation briefly comprising; modern fitted kitchen, lounge dining room, two bedrooms (master en - suite), shower room / utility, courtyard garden.



Property Description

Glazed timber front door into...

VESTIBULE

Radiator, coat hanging rails. Glazed double doors opening into...

OPEN PLAN LIVING ROOM/DINER

Multi-paned windows to front with secondary glazing, anthracite vertical radiator, power points.

KITCHEN AREA

With modern range of Shaker style wall and base units, roll top work surface over with tiled splash backs, breakfast bar seating area, inset one and a half bowl composite sink drainer, four burner gas hob with extractor canopy above, space for upright fridge freezer, vertical anthracite radiator, ceiling spotlights. Door to shower room and utility area.

SHOWER ROOM/UTILITY AREA

With space and plumbing for washing machine below roll top work surface. White suite comprising close coupled WC, pedestal wash hand basin, large glazed shower enclosure with wall mounted electric shower, extractor fan, chrome ladder heated towel rail, vanity mirror and shaver socket.

BEDROOM ONE

uPVC double glazed window to rear, radiator, range of built in wardrobes with shelving and hanging rails, power points, cupboard housing consumer unit.

INNER HALLWAY

Power points, glazed door to REAR LOBBY with shelving and coat hanging space, windows overlooking rear courtyard.

BEDROOM TWO

uPVC double glazed window to side, radiator, power points. Cupboard housing wall mounted gas boiler supplying domestic hot water and gas central heating. Door to en-suite shower room.





EN-SUITE SHOWER ROOM

White suite comprising close coupled WC, inset wash hand basin into vanity unit, shower enclosure with sliding glazed doors, mains fed shower, vanity mirror, extractor fan, chrome ladder heated towel rail.

OUTSIDE

To the front is a small tiered front garden with various potted plants and flowers. To the rear there is a private rear courtyard garden mainly laid to paving slabs and bordered by a variety of potted plants. A sunny space for relaxing or entertaining.



MATERIAL INFORMATION - Subject to legal verification

Leasehold/Commonhold/Share of Leasehold/Shared Freehold:TBC

Length of Lease: Term of Lease - 197 years from 25/12/1987 (161 years remaining)

Annual Ground Rent:TBC

Ground Rent Review:TBC

Annual Service Charge: Service charge – nil (according to the vendor)

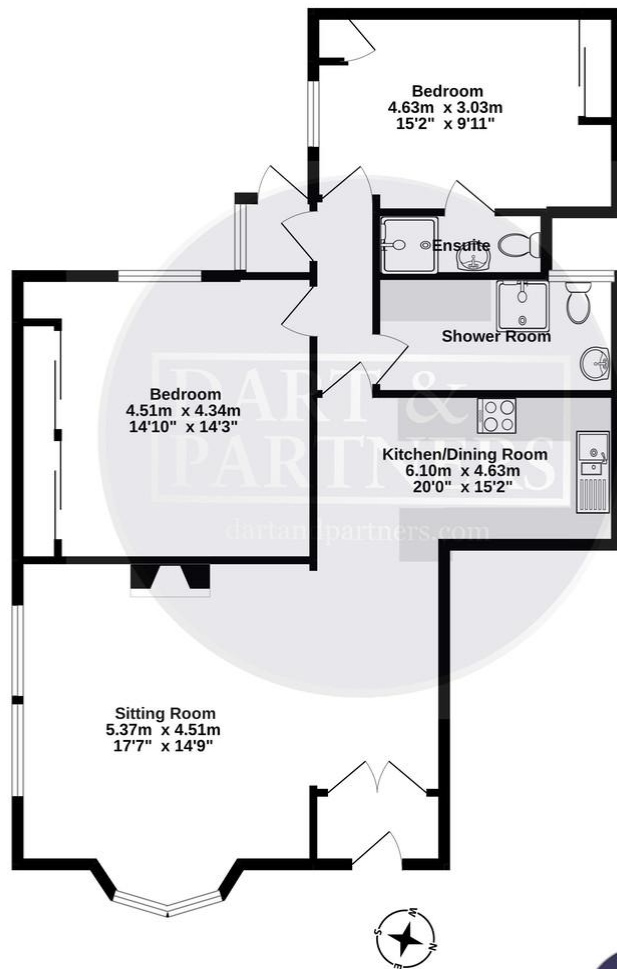
Service Charge Review:TBC

Council Tax Band B

Grade 2 Listed



Ground Floor
88.6 sq.m. (954 sq.ft.) approx.



TOTAL FLOOR AREA : 88.6 sq.m. (954 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC – NOT APPLICABLE

GRADE 2 LISTED



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements